



Lindum Villa St. James Road, Scarborough YO12 5AL  
Offers In Excess Of £70,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- IDEAL INVESTMENT OPPORTUNITY
- GROUND FLOOR FLAT
- GAS CENTRAL HEATING & PART DOUBLE GLAZED
- NO ONWARD CHAIN
- RECENTLY UNDERGONE SCHEME OF MODERNISATION

#### CALLING ALL INVESTORS

CPH are delighted to bring to market this SPACIOUS GROUND FLOOR APARTMENT within a SOUGHT AFTER CENTRAL LOCATION and benefiting from a REAR YARD, NO ONWARD CHAIN and RELIABLE TENANT IN SITU.

The accommodation briefly comprises of a communal entrance hall, private entrance, generous bay fronted lounge, modern galley style kitchen with built in oven, hob and extractor, master double bedroom with built in wardrobes and a modern three-piece bathroom.

Externally this property benefits from a rear yard and low maintenance front gardens.

The apartment 'in our opinion' is offered in good condition throughout and comes with a reliable tenant in situ - current rental figures are £525pcm.

Being located in the Falsgrave area the property offers excellent access to a wide range of amenities including Falsgrave shopping parade, supermarket, children's play area, popular junior school, train station plus a choice of popular drinking and eating establishments and Scarborough town centre itself.

To arrange a viewing, please contact CPH today on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)







## ACCOMMODATION

### GROUND FLOOR

Entrance Hall

Lounge/Diner  
15'8" x 15'8" max

Kitchen  
10'9" x 6'10" max

Bedroom  
15'8" x 13'1"

Bathroom  
10'5" x 7'2" max

### Externally

To the rear of the property lies a rear yard which provides access to New Parks Crescent where on-street parking can be found. To the front of the property lies a paved/low maintenance front garden with stairs leading to St James Road.

### Tenure/Maintenance

We have been informed by the vendor that the property has a maintenance agreement in place currently and we do not believe there to be any restrictions with the property. This property is freehold. Any potential buyers are asked to make their own enquiries in regards to these points.

Details Prepared  
AB120624



Interested? Get in touch:

19 St.Thomas Street,  
Scarborough YO11 1DY  
t. 01723 352235  
e. sales@cphproperty.co.uk  
www.cphproperty.co.uk

**CPH**



NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



Make every attempt to ensure the accuracy of the figures and details of the property and its location. Measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors or omissions. This plan for building purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plans may vary between C132A

TOTAL FLOOR AREA: 568 sq.ft. (52.8 sq.m.) approx.

